

# 343-349 Ascot Vale Road Moonee Ponds







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# The Offering

Areal Property is proud to offer this remarkable investment opportunity in the stylish and vibrant northern suburbs of Melbourne. Situated in a prominent location, this 2,157sqm property offers a substantial rental yield of approximately \$600,000 per year from its tenants.





“Located only 7km from Melbourne CBD, the building is located along the bustling Ascot Vale Road, just a quick 15-minute drive from the city centre with excellent bus links and the nearby Moonee Ponds Railway Station. A host of amenities and services are also within easy reach along with shops, cafés, dining options and numerous proposed major developments.”



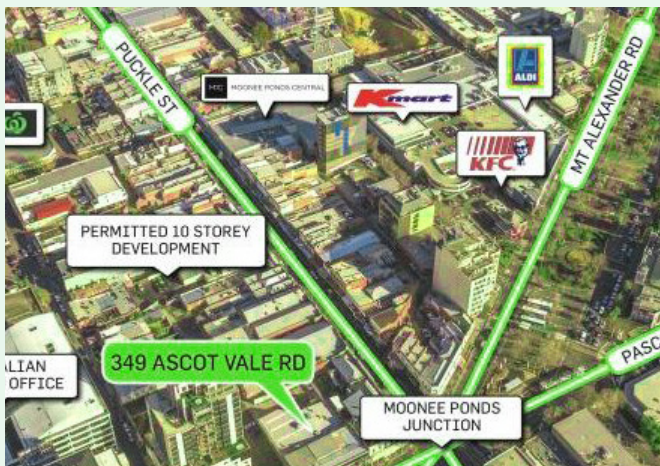
# Executive Summary

This is a prized investment opportunity that’s simply too good to miss. Perfectly positioned in a prominent location is this 2,157sqm property with current tenants already in place on flexible leasing terms meaning the possibilities are truly endless for this impressive commercial site.

PROPERTY ADDRESS	PROPERTY FEATURES
343-349 ASCOT VALE ROAD, MOONEE PONDS	2,157 SQM* FRONTAGE 43M*
CURRENT TENANTS	AMENITIES
GROUND FLOOR - WEDDING SHOP AND MEDICAL IMAGING SHOP	THE MOONEE PONDS RAILWAY STATION WOOLWORTHS ALDI
FIRST FLOOR - PROJECT SUPERVISION COMPANY	COLES BANKS
PLANING ZONES	
ACTIVITY CENTRE ZONE	



# Property Location



# Key Highlights

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## SOUGHT-AFTER BUSINESS ZONE

Unparalleled signage opportunities and major street frontage only add to the appeal of this versatile site capitalising on the enormous exposure to the bustling Moonee Ponds Junction.

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## LIFESTYLE AMENITY

A host of amenities and services are also within easy reach along with shops, cafés, dining options and numerous proposed major developments.

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## POSITIONED FOR FUTURE GROWTH

There is future potential for recreational, health and fitness uses (STCA) while the spacious, open- concept and light-filled layout will attract a wide range of business types.

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## EASY ACCESS TO ARTERIALS

The building is located along the bustling Ascot Vale Road, just a quick 15-minute drive from the city centre with excellent bus links and the nearby Moonee Ponds Railway Station.







# A Fair City That Values Diversity

“Renowned for its racecourse (and Edna Everage!), Moonee Ponds is a nifty area with good transport, period homes and a spacious, unpretentious vibe. There’s good strip shopping on Puckle Street and breezy bike tracks along the Maribyrnong.”



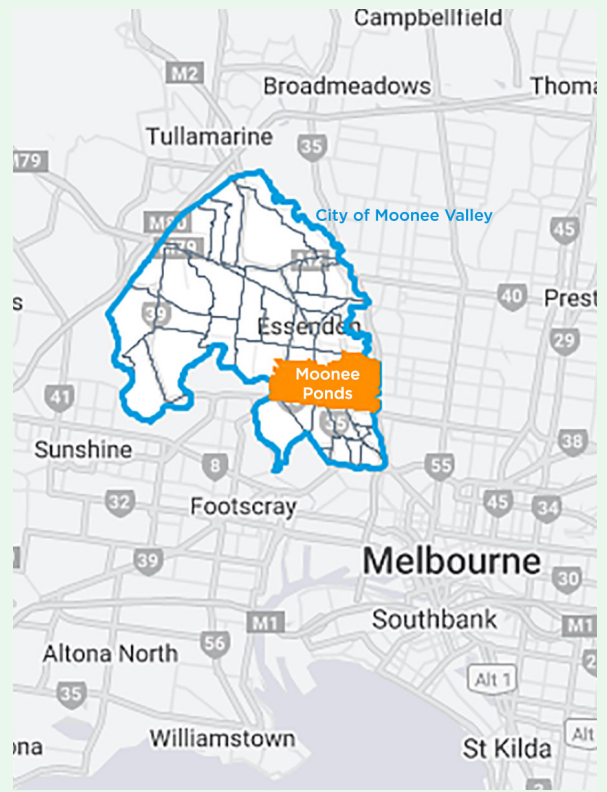


# Economy, Jobs and Business Insights

Located between 4 and 13 kilometres north-west of Melbourne's CBD, Moonee Valley is a diverse, primarily residential municipality.

Moonee Valley offers a vibrant and exciting city life, including an eclectic mix of retail strips, excellent shopping and restaurants, parks and reserves, combined with offices, some industrial areas and Essendon Airport. The municipality is ideally situated being well serviced by both road linkages including the Tullamarine and Calder freeways, and public transport including the number 57, 59 and 82 trams and the Craigieburn train line.

This website contains economic and demographic information for the Moonee Valley. For more information, please contact the City of Moonee Valley.



## Key Statistics

### GROSS REGIONAL PRODUCT

**\$5.55 Billion**

NIEIR 2019

### POPULATION

**130,294**

ABS ERP 2019

### LOCAL JOBS

**44,331**

NIEIR 2019

### TOP INDUSTRIES (BY EMPLOYMENT)

**Retail Trade (17.3%)**

**Health Care and  
Social Assistance (11.2%)**

**Education and Training (9.8%)**

CENSUS 2019

### LOCAL BUSINESSES

**11,752**

ABS 2019

### EMPLOYED RESIDENTS

**71,789**

NIEIR 2019

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 16 December 2020 01:42 PM

## PROPERTY DETAILS

Address: **349 ASCOT VALE ROAD MOONEE PONDS 3039**  
Lot and Plan Number: **Plan CP157101**  
Standard Parcel Identifier (SPI): **CP157101**  
Local Government Area (Council): **MOONEE VALLEY**  
Council Property Number: **190711**  
Planning Scheme: **Moonee Valley**  
Directory Reference: **Melway 84A D4**

[www.mvcc.vic.gov.au](http://www.mvcc.vic.gov.au)

[Planning Scheme - Moonee Valley](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **City West Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **JEMENA**

[View location in VicPlan](#)

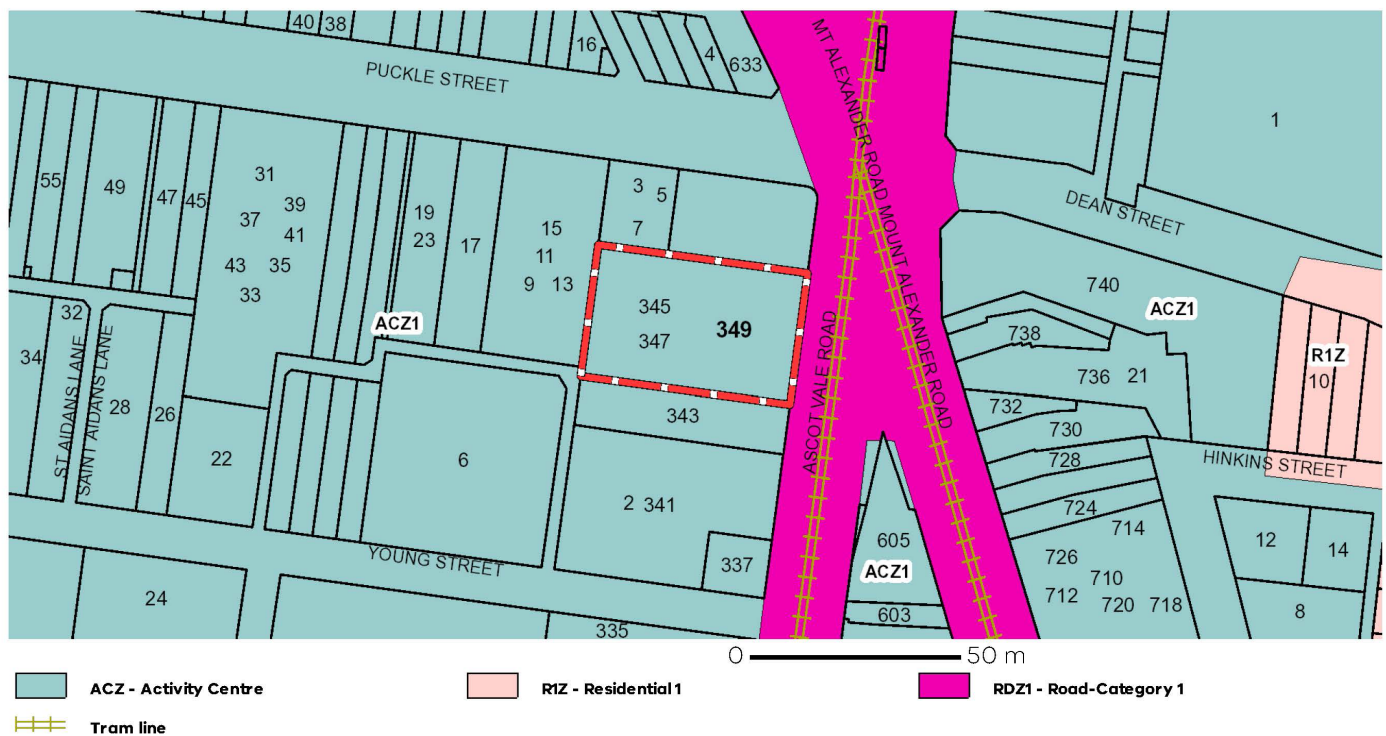
## STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**  
Legislative Assembly: **ESSENDON**

## Planning Zones

[ACTIVITY CENTRE ZONE \(ACZ\)](#)

[ACTIVITY CENTRE ZONE - SCHEDULE 1 \(ACZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.





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